

Demolition Application Notice Report Historic Preservation Commission 2012

Overview:

Section 29-21.4 of the City's Code of Ordinances was amended December 1, 2008 to authorize the Historic Preservation Commission (HPC) to review demolition permit applications.

Currently, the demolition permit fee is \$50.00 dollars for residential buildings and \$100.00 for commercial buildings. The penalty for demolition of a structure without a permit is a fine of \$1.00 per gross above ground square footage in addition to non-compliance penalties described in §113.4(1). If the structure is a "historic resource" as described in §3303.7, the fine is \$2.00 per gross above ground square footage (in addition to assessing non-compliance penalties).

Demolition Application Summary:

There were 43 demolitions in 2012. This is 34% higher than the number of applications received in 2011 (32). The ten year average is 35 demolitions per year, and the five year average is 34 per year. The peak year for this time period was 2007 with 50 demolition permits received.

As has been common in the last decade, most applications in 2012 were for single-family residences over fifty years old; however, the Commission also reviewed commercial/office and multi-family structures. 34 structures were 50 or more years old, and 9 were newer than 50 years. The oldest structure was the Niedermeyer Apartment building (which is the oldest building in downtown Columbia), parts of which date to 1837 (175 years old). The demolition application for this building is discussed in detail below.

Of the 35 potentially historic properties (50 years +), the HPC pursued action in several instances. The most common activity undertaken was to discuss alternatives with property owners and advise/assist with architectural salvage. Neighborhood-led salvage occurred in the North Central Neighborhood Association for several properties (602 Lyon Street and the four properties on Walnut Street) with the HPC providing assistance on how to safely engage in deconstruction and advising on how and what items are best to salvage. The HPC advised the Chi Omega House on salvage as well, helping to identify historic items to be reinstalled in the new house and items appropriate for salvage activities. The HPC also discussed alternatives with Boone County Family Resources regarding two properties on St. Joseph Street (308 and 302 St. Joseph). While ultimately the properties were demolished, a dialogue regarding the history of the neighborhood and the desires of neighboring property owners established. The HPC is also actively engaging the public, tenants and the City with regards to alternatives to demolition for the Niedermeyer Apartment Building at 920 Cherry Street. These efforts are ongoing. A demolition permit will not be issued until tenant leases expire in July and the utilities are shut off.¹

Two properties in 2012 had historic designations. The historic property records for these two properties are included in Appendix C. The Niedermeyer Apartment Building is a contributing structure in the Downtown Columbia National Register of Historic Places Historic District and is being recognized as Most Notable Property in 2013. 1312 Anthony Street was a contributing structure in the East Campus National Register of Historic Places Historic District. No properties were in a local historic preservation (H-P Overlay) district. If a property is a locally recognized landmark or located within a historic preservation overlay district, the HPC may recommend the Public Works Director

¹ Editor's note: The Niedermeyer Apartment Building was ultimately not demolished

issue a stop work order for a demolition which would require a certificate of appropriateness for which a certificate has not been issued or to stop work that violates the conditions of a certificate (§29-21.4 D-13). National Register of Historic Places designations do not allow for a review or approval process for alterations or demolition unless federal funds (typically tax credits) have been used for the property. Neither 920 E. Cherry nor 1312 Anthony Street have been the recipient of federal funds despite likely eligibility for state and federal tax credits as contributing structures in National Register recognized historic districts.

The demolition notice review process and powers and duties of the HPC are detailed below and a list of the properties reviewed in 2012 is attached. *Note: Per a City Council Directive, the HPC worked staff and the Planning and Zoning Commission on a number of proposed changes to the City's Zoning and Building Codes in 2012 to address demolition-related issues. The addition of a sunset clause on demolition permits of six months once issued, and a change to a not to exceed 30 days hold were approved by the City Council on January 7, 2013. The process and ordinances outlined below include these changes.*

Demolition Permit Process:

As per §3303.7 of the City's Code of Ordinances, an application for a demolition permit is held by the Building and Site Development Division (BSDD) for a maximum of 30 calendar days to allow for review by the HPC. When a demolition permit application is received by BSDD, a demolition notice is immediately forwarded to the Planning Department. Planning staff signs and dates the notice form and the thirty-day hold begins. So as to provide adequate time for review by the HPC, planning staff performs the following tasks immediately after receiving the demolition notice:

- 1) Demolition Application Notice & Notice Receipt forms are scanned;
- 2) The Boone County Assessor's property summary page is generated to indicate the property type, year built, owner, and other applicable information (and scanned to the file);
- 3) The property is mapped and checked against the City's historic preservation planning documents to determine if the property may be a "historic resource" (in a historic district or surveyed area, recognized as one of the City's Most Notable Properties, or recognized by the National Register of Historic Places);
- 4) A site visit is conducted, and pictures are taken if the structure is more than fifty years old (as per local and national recognition standards fifty years is the threshold for properties to be potentially significant);
- 5) The above documents and information is sent to each of the HP Commissioners within 24 hours of when the notice is received by the department. A map of the property is sent if it has the potential to be a historic resource (see criteria under task #3), or if staff feels the property will be difficult to find. Commissioners are encouraged to personally visit properties that are of interest or have the potential to be historically significant.
- 6) BSDD staff places a demolition notice sign in front of the property once notice of the application has been provided to the Planning Department. The sign, which lists the Planning Department's contact information, is displayed on the property for the duration of the thirty-day hold.

Powers and Duties of the Historic Preservation Commission:

According to §29-21.4, the HPC is authorized to:

- 1) Review and comment on applications for demolition permits referred to the commission by the building official pursuant to the Building Code of Columbia, Missouri;
- 2) Advise the property owner of any historical significance of the building to be demolished and recommend alternatives; and
- 3) Document historic resources to be demolished.

Notes:

- “Demolition” means removal of more than twenty-five percent (25%) of the exterior wall or walls facing a public street or removal of fifty percent (50%) of all exterior walls (§3303.7).
- “Historic Resource” means any structure that: 1) Is fifty (50) years old or older; or 2) Is located in a historic resources survey area; or 3) is within an actual or proposed National Register of Historic Places district; or 4) has been recognized or nominated by the Historic Preservation Commission as a “most notable property” (§3303.7).
- The fee for a permit for the demolition of a building or structure is: Residential - \$50.00, Commercial - \$100.00 (§108.2.2).
- A \$2,000 Cash Performance Bond is required for each demolition permit.
- Exceptions to the demolition ordinance, §3303.7:
 - 1) A building or structure that has been determined to be a public nuisance and dangerous to the health, safety or general welfare under the Property Maintenance Code of Columbia, Missouri.
 - 2) A building or structure that the City, before December 1, 2008, has authorized to be demolished.
 - 3) Interior demolition.
 - 4) An accessory building or structure that is not contemporary with an historic resource.
 - 5) A building or structure for which the State Historic Preservation Office, Department of Natural Resources, has completed a Section 106 review and returned a finding of no historic significance.
 - 6) A building or structure that is subject to the certificate of appropriateness provisions of Sec. 29-21.4 of the Code of Ordinances, Columbia, MO.

Ordinances:

Historic Preservation Commission Powers and Duties, §29-21.4 D:

http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_29/21.4.html

Historic Preservation Commission Review of Demolition Permits, §3303.7:

http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_6/17.html

Demolition Permit Fees, §108.2.2, and Violation Penalties, §113.4:

http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_6/17.html

Appendix A: 2012 Demolition Notice Activity

#	Notice Date:	Property Address:	Year Built:*	Age:	Historic Designation:**	HPC Action/Notes:
1	1/4/2012	3902 S. Providence Road	1968	44	N/A	Review
2	2/6/2012	3422 Rock Quarry Road	1962	50	N/A	Review
3	2/10/2012	1603 Parkside Dr.	1920	92	N/A	Review
4	3/12/2012	106 W. Sexton Road	1925	87	N/A	Review/Tour & Salvage (City Owned)
5	3/12/2012	108 W. Sexton Road	1925	87	N/A	Review/Tour & Salvage (City Owned)
6	3/12/2012	1710 I-70 Dr. SW	1978	34	N/A	Review
7	3/21/2012	1403 Bass Avenue	1945	67	N/A	Review (fire damage; not in East Campus HD)
8	3/22/2012	508 N. Ann Street	1930	82	N/A	Review
9	3/23/2012	511 Conley Road	1992	20	N/A	Review
10	3/23/2012	1010 I-70 Drive	1998	14	N/A	Review
11	4/18/2012	1106 S. Eastwood Circle	1952	60	N/A	Review
12	4/18/2012	2825 S. Warren Road	1964	48	N/A	Review
13	4/20/2012	406 Burnam Ave. (Alpha Chi Omega House)	1940	72	N/A	Advised on Architectural Salvage
14	4/20/2012	909 Curtis (ACO House Annex)	1948	64	N/A	Advised on Architectural Salvage
15	6/6/2012	1108 E. Locust Street	1930	82	N/A	Review
16	6/6/2012	1100-1104 E. Locust Street	2005	7	N/A	Review
17	6/6/2012	1110 E. Locust Street	1930	82	N/A	Review
18	6/6/2012	1116 E. Locust Street	1910	102	N/A	Review
19	6/6/2012	1114 E. Locust Street	1930	82	N/A	Review
20	6/6/2012	1112 E. Locust Street	1930	82	N/A	Review
21	6/7/2012	505 Park Avenue	1900	112	N/A	Review
22	6/7/2012	2701 Nifong Boulevard	1971	41	N/A	Review
23	6/7/2012	1206 E. Walnut Street	1946	66	N/A	Tour; discussed alternatives; advised on salvage
24	6/7/2012	1208 E. Walnut Street	1926	86	N/A	Tour; discussed alternatives; advised on salvage
25	6/7/2012	1210 E. Walnut Street	1920	92	N/A	Tour; discussed alternatives; advised on salvage
26	6/7/2012	1214 E. Walnut Street	1946	66	N/A	Tour; discussed alternatives; advised on salvage
27	6/12/2012	308 St. Joseph Street	1925	87	N/A	Tour; discussed alternatives; advised on salvage
28	6/12/2012	302 St. Joseph Street	1930	82	N/A	Tour; discussed alternatives; advised on salvage
29	6/28/2012	1775 Prathersville Road	1940	72	N/A	Review
30	7/16/2012	113 N. Garth Avenue	1910	102	N/A	Review
31	7/25/2012	2210 Country Club Dr. (halfway house)	unknown	<50	N/A	Review
32	8/2/2012	1016 Vanwood Way	1984	28	N/A	Review
33	8/7/2012	3350 E. Gans Road	unknown	>50	N/A	Review
34	8/24/2012	1025 Parkside Drive	1920	92	N/A	Review
35	8/30/2012	801 Hope Place	1930	82	N/A	Review
36	8/30/2012	14 Third Avenue	1930	82	N/A	Review
37	8/30/2012	7 Third Avenue	1925	87	N/A	Review
38	9/6/2012	1312 Anthony Street	1930	82	Contributing structure: East Campus NR Historic	Review; property owner contacted to discuss alternatives/salvage (note: BC Assessor lists the property c. 1930, ECHD lists c. 1904)
39	9/6/2012	3215 Rangeline Street	1950	62	N/A	
40	9/12/2012	801 Charles Street	1907	105	N/A	Review (property owner deconstructed)
41	9/21/2012	602 Lyon Street	1920	92	N/A	Advised on Architectural Salvage (NCCNA***)
42	12/4/2012	502 Rollins (Alpha Gamma Sigma annex)	1930	82	N/A	Review
43	12/13/2012	920 E. Cherry Street- Niedermeyer Apartments	1837	175	Contributing structure: Downtown Columbia NR Historic District; 2013 Most Notable Property	Review; Pursued Alternatives to Demolition- Ongoing (permit not eligible for issuance until vacant and utilities shut off in July 2013)

*Year Built: Estimate according to Boone County MO Assessor or City records

**Historic Designation: Indicates the building or structure is in a historic district, and/or is a landmark, and/or has otherwise been recognized as historically significant

***North Central Columbia Neighborhood Association worked with the property owner on neighbor to neighbor salvage

Appendix B: Demolition Permit Application and Notice Receipt

DEMOLITION PERMIT APPLICATION

City of Columbia Community Development /
Building and Site Development Division
701 E. Broadway, Columbia, Missouri 65201
Phone: (573) 874-7474 Fax: (573) 874-7283 TTY: (573) 874-7251

For Office Use Only	
Permit No. _____	Permit Fee \$ _____
<input type="checkbox"/> Copy of bond receipt attached.	
<input type="checkbox"/> Applicable certificates attached.	
<input type="checkbox"/> Notification to proceed given	<input type="checkbox"/> Date _____

BUILDING ADDRESS:		PROPERTY ZONING:	PERMIT #
PROPERTY USE:	CONSTRUCTION TYPE:	LEGAL DESCRIPTION:	
CONTRACTOR:		BUILDING OWNER:	
ADDRESS:		ADDRESS:	
CITY, STATE, ZIP		CITY, STATE, ZIP	
TELEPHONE NUMBER:		TELEPHONE NUMBER:	
E-MAIL ADDRESS:		E-MAIL ADDRESS:	

NOTICE TO HISTORIC PRESERVATION COMMISSION – Intent to Demolish

To the best of your knowledge:			
Is the building or structure to be demolished more than fifty (50) years old?	<input type="radio"/>	Yes	<input type="radio"/>
Is the building or structure in a historic district, is it a landmark, or has it otherwise been recognized as historically significant?	<input type="radio"/>	Yes	<input type="radio"/>
Historic Preservation Commission & Liaison Notified:		Date _____	

Requirements for Demolition Permit

<input type="checkbox"/>	For occupancy other than one and two family, submit copies of written notice to adjoining property (lot) owners of intent to demolish building. To be delivered one week prior to commencement of work per IBC, Section 3307.1
Utilities disconnect certificates from the following service providers:	
<input type="checkbox"/>	Gas per IBC, Section 3303.6
<input type="checkbox"/>	Water per IBC, Section 3303.6
<input type="checkbox"/>	Electric per IBC, Section 3303.6
<input type="checkbox"/>	Results of sewer tap inspection by City Sewer Maintenance Division
<input type="checkbox"/>	Refundable cash bond of \$2000.00

I hereby acknowledge that I have read this application and state that the above is correct and I agree to comply with the city ordinances and state laws, regulating building demolition.

***Applicants** – with submission of the demolition permit application notice will be given to the Historic Preservation Commission there is "Intent to Demolish" which requires **10 working days** before demolition permit can be issued.

General Contractor/Applicant Signature

Date

Appendix C: Recognized Historic Properties (Local or National Register)

1. 1312 Anthony Street: Contributing Structure in the East Campus Historic District (National Register of Historic Places):

National Register of Historic Places Summary:

1312 Anthony Street, ca. 1904; the R. F. Rogers house.

A two story frame house with a hip roof and irregular plan, in good condition. A very prominent one story porch wraps around three sides of the front wing of the house, and extends outward into a semicircular projection at one corner. The porch posts are thin turned wooden members, and a wooden balustrade with a geometric pattern runs between most of the posts. (There are also two square wooden porch posts on brick piers which appear to be later additions or replacements.) The double-hung windows are original and are of a 2-over-2 configuration which is unusual for the neighborhood. The roof line is accented by elaborate modillions which are larger at the corners of the house, and the house sits on a limestone foundation. New vinyl siding has recently been added, but it appears to be the same size as the original weatherboards, and important decorative features, such as the modillions, have not been compromised, [c] There is a newer open garage behind the house, [nc]—NRHP Listing

2. 920 E. Cherry Street- Niedermeyer Apartments: Contributing Structure in the Downtown Columbia Historic District (National Register of Historic Places) and 2013 Most Notable Property:

920 E. Cherry; Columbia Female Academy/Cottage Hotel (1894), 1836- 1902.

Property Type C. A two and a half story, Late Victorian style building, with a hipped roof, and white-painted brick walls. It is currently being used as an apartment house. The oldest part of this building was built to house the Columbia Female Academy in 1836; that section is the part closest to the intersection of Cherry and 10th Streets. The building had reached its current form by 1902, when it was serving as the Gordon Hotel. It is a large, L shaped building with numerous hipped dormers and a one-story wrap-around porch. The porch is open, with a shed roof that has a large cross gable on the north side, above steps that lead from Cherry Street. The large windows are all topped with flat lintels, many of which are stone. The 1 / 1 window sashes are early but not original. This is one of few buildings in the district that has a lawn. It sits back from the street, on a high lot that is edged with a retaining wall and tilled with mature trees. [c]- NRHP Listing

Property Name Niedermeyer Apartments

Address 920 E. Cherry

Year Built: ca. 1837-1902

Year of HPC Notable Designation: 2013

Other designations:

District name, if applicable:

Downtown Columbia Historic District (Listed 11/08/06)

Link(s):

Style: Late Victorian

Property Type: Apartment Building

Architect (s):

unknown



Description and History

At the core of this rambling brick apartment building is the oldest building in downtown Columbia. The first section was built ca. 1837, and the building reached its current form by 1902. This is one of just two Columbia buildings built before 1840; only "Greenwood Heights" in northern Columbia is older. The northeast corner of the building is the oldest section; the ground floor there was built ca. 1837, and the second floor of was added in 1851.

This property has a long connection to the education of women in Columbia. It was built to house the Columbia Female Academy, which was established before the University of Missouri. In the 1850s, trustees of the Female Academy formed a new women's school, which later became Stephens College. Later, the building spent more than a decade as the home of the University of Missouri's Department of Domestic Sciences (Home Economics).

The Female Academy moved out of the building in the mid 1850s, and it served as a private residence until the 1890s, when it was converted for use as a hotel. It is the oldest hotel building in downtown Columbia. It opened as the Cottage Hotel around 1895, and by 1902 had been expanded to its current size and renamed the Gordon Hotel. The Gordon Hotel was the first hotel in Columbia to have steam heat; it also had a bar and meeting space that could accommodate 75 people. The meeting room was located in the south wing, which also contained a kitchen on the first floor and a sample room for traveling salesmen in the basement. The hotel had a number of distinguished visitors over the years, including William Jennings Bryan in 1900, and Mark Twain in 1902.

The hotel closed around 1911, and then owner Frederick W. Niedermeyer leased it to the University for the Domestic Science Department. The Domestic Science Department moved to White Campus in 1920, and Niedermeyer converted this building to apartments in 1921. It has seen no changes of note since, and it continues in that function today.

Text by: Deb Sheals

Sources: Dalton, Warren, *Between the Columns*, 2010.

Ingwerson, Donna. "The Niedermeyer Apartments: A Historic Site," in *Boone County Chronicles*, Columbia, MO, 2000.

Hotchkiss, Amy. NR Eligibility Assessment Form, 2012.

Date of Form: 1/14/2013